APPLICATION NO:
F/2001/5433

LOCATION:
8 Cherry Tree Grove, Wokingham.

APPLICANT:
Mr P Day

PROPOSAL:
Proposed conversion of garage to playroom and shower room.

EARLIEST DATE FOR DECISION: **01/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/03/2002

Listing Dep - 05/03/01
CASE OFFICER: **Louise Smith**

APPROVED

546

02

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Day
8 Cherry Tree Grove
Barkham
Berks
RG41 4UZ

Application Number: F/2001/5433

Parish: **BARKHAM**

Location: **8, Cherry Tree Grove, Wokingham.**

Proposal: **Proposed conversion of garage to playroom and shower room.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. The driveway shall be widened to a minimum of 4.8 metres.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. In the interests of highway safety and convenience.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 07/03/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalise

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

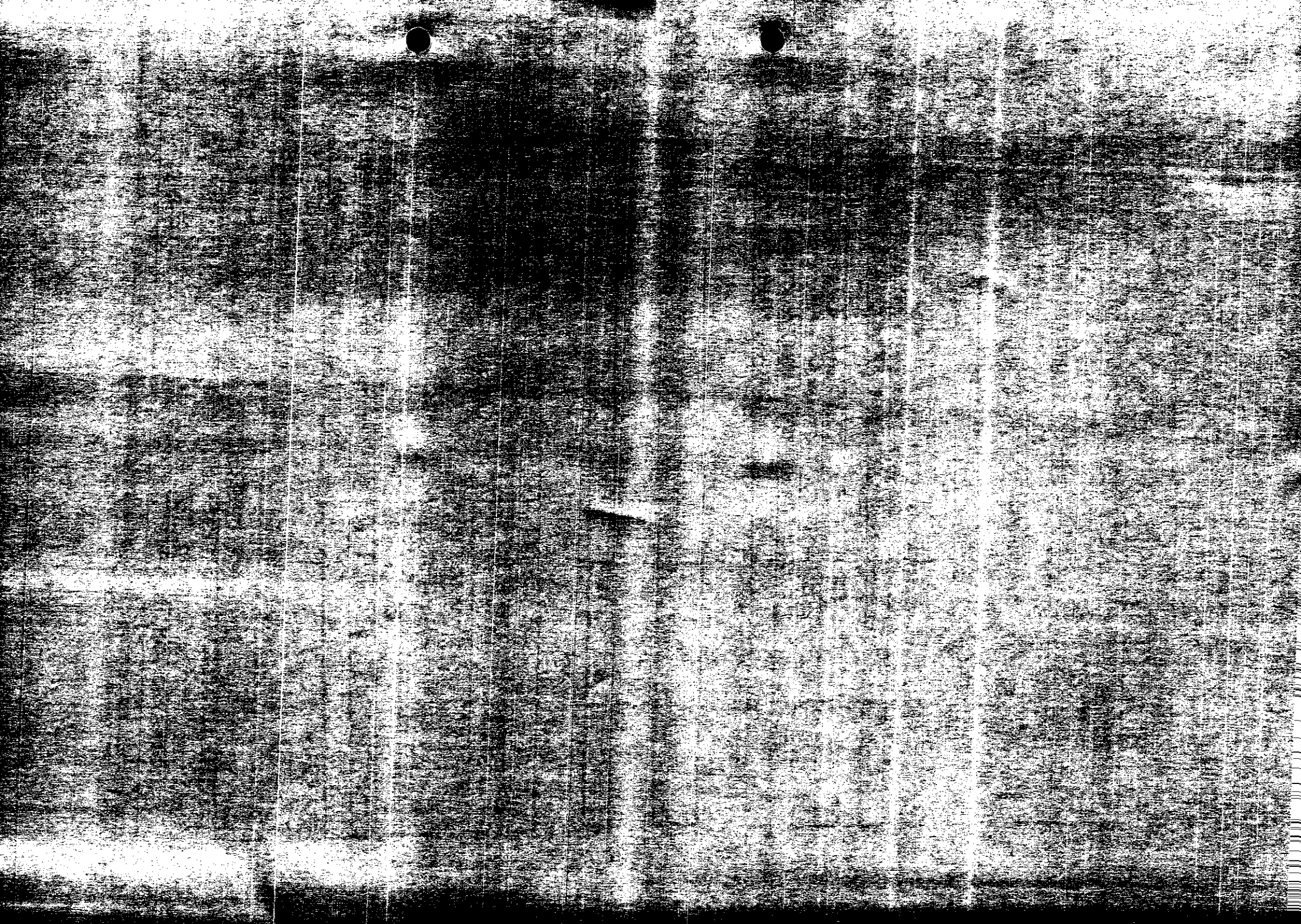
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5433	LS
BUILDING CONTROL NUMBER	FP2002/3000 South	
APPLICANT/~~AGENT~~	Mr P. Day.	
ADDRESS OF SITE	8 Cherrytree Grove Elizabeth Park BARKHAM	
DESCRIPTION OF PROPOSED WORK	garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	MA/PD/01	MA/PD/01
FLOOR PLANS	- u	- u

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Louise Smith

Application Number : F/2001/5433

Applicant : Mr P Day .

Location : 8, Cherry Tree Grove, , Wokingham.
Proposal : Proposed conversion of garage to playroom and shower room.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/2/2

Date of Neighbour Notifications : .....

Date of Site Visit : .....11/2/2.....

Date Registered : 01/02/2002

Earliest Date for Decision : 01/03/2002

Latest Consultation Date/Site Notice Expiry Date : 01/03/2002

This application will have expired on: 29/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - conditional approval.

Planning Issues :
Householder Settlement
Impact on Streetscene.
Parking.

Application Number: F/2001/5433 - 8 Cherry Tree Grove
Appraisal

Development
The site is a two storey detached dwelling, situated within the identified settlement of Wokingham.

The application proposes the conversion of the garage to living accomodation.

2) Impact upon the Character of the Area
Cherry Tree Grove supports standardised housing. Although there are no other similar conversions, the only external modification involves the insertion of a new window. This would compliment those existing, mirroring the adjacent lounge window. It is therefore not felt that the development would detract from the character of the street scene.

3) Highways and Parking
The garage conversion would reduce parking space, however, the requirement of this 4-bedroom property could be met by the driveway. On the condition that this driveway be widened to a minimum of 4.8 metres and the parking and turning space is retained, Highways have no objections to the development.

Approved ✓ **Refused**

Application Number F/2001/5433
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4			Driveway to be widened to a minimum of 4.8 metres.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 ST5 ST11
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES: WBE1 WOS3 WT6 WOS2
BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 7.3.02

Previous kitchen extension ?

No external modifications ?

RECORD OF SITE VISIT

SITE ADDRESS: 8 Cherry Tree Grove Wokingham.

APPLICATION NUMBER: F/2001/5433

OFFICER: Louise Smith

DATE OF SITE VISIT: 11/2/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - post in front gdn.

2. DESCRIPTION OF SURROUNDINGS
Quiet residential area - standardised housing - 2 storey detached units - tightly packed. Integral garages.

3. DESCRIPTION OF SITE/BUILDING
Red brick - brown roof tile detached 2 storey - integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Open front boundaries - side separated by wall of neighbour. Set forward of No 9 + back of No 7.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 3 - driveway

LEVELS Same

BOUNDARY TREATMENT

OTHERS
Modifications - front window - wood mirror that existing on other side
In - keeping.

Similar extensions/conversions - N

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 05 February 2002

Application Number: F/2001/5433

Proposal: Proposed conversion of garage to playroom and shower room.

Parish: BARKHAM PARISH

Site Address:
8, Cherry Tree Grove, , Wokingham.

Applicant:
Mr P Day .

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1, C22, R22.

2, Driveway to be widened to a minimum of 4.8 metres.

Signed: _____ **Print name:** ADAM 7/2/02

Environmental Services

For office use only.
Application number: 01.FEB.2002 5433

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1 Your name Address and postcode Phone number	MR PETER DAY 8 CHERRYTREE GROVE ELIZABETH PARK BARKHAM BERKSHIRE RG41 4WZ 0118 9783520
Agent's Name Address and postcode Phone number	N/A
3 Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	8 CHERRYTREE GROVE ENCLOSED
4 Give brief details of the proposal for example, two storey side extension. About the application	CHANGES INTERNALLY TO EXISTING UTILITY ROOM, GARAGE AND DOWNSTAIRS W.C
5 Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6 Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MATCH EXISTING BRICKWORK ONCE GARAGE DOOR IS REMOVED APPROX 1·5m x 2m
7 Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8 Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

RESTRICTIVE CONDITION

NO FEE REQUIRED

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR PETER DAY

Date 07/12/01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

NOTHING

ADDRESS 8 CHERRY TREE GROVE

PARISH BARKHAM

PLOT No. 8

ORD. SHEET No. SU. 7867 8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22834	VARIOUS OWNERS	O/L. RES. DEV.	31.1.85	C/A
23656	ROGER MALCOLM LTD	ACCESS ROAD/SEWERS	20.6.85	C/A
24154	THAMESWAY	DET. HOUSE & GARAGE	15.8.85	C/A
BR25521	"	"	13.12.85	APP
FP/92/0259	MR + MRS A. SHAW	EXT. OF KITCHEN		APP

DATE OF COMPLETION

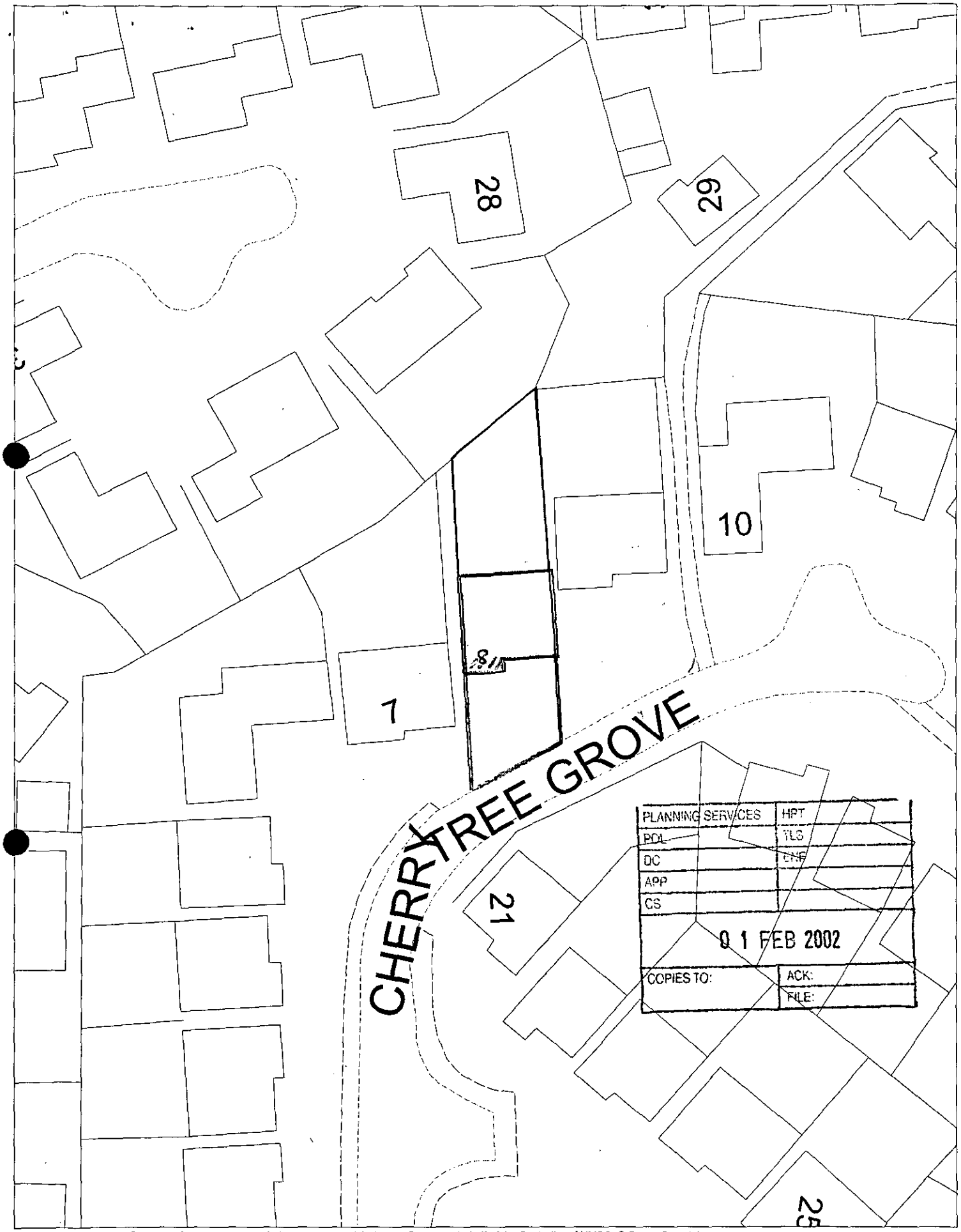
MINISTRY DECISION

SPECIAL ORDERS TPO 278/85

DRAINAGE

091074

01.FEB.2002* 5453



PLANNING SERVICES | HPT
PDL | TLS
DC | ENF
APP
CS
01 FEB 2002
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FILE:

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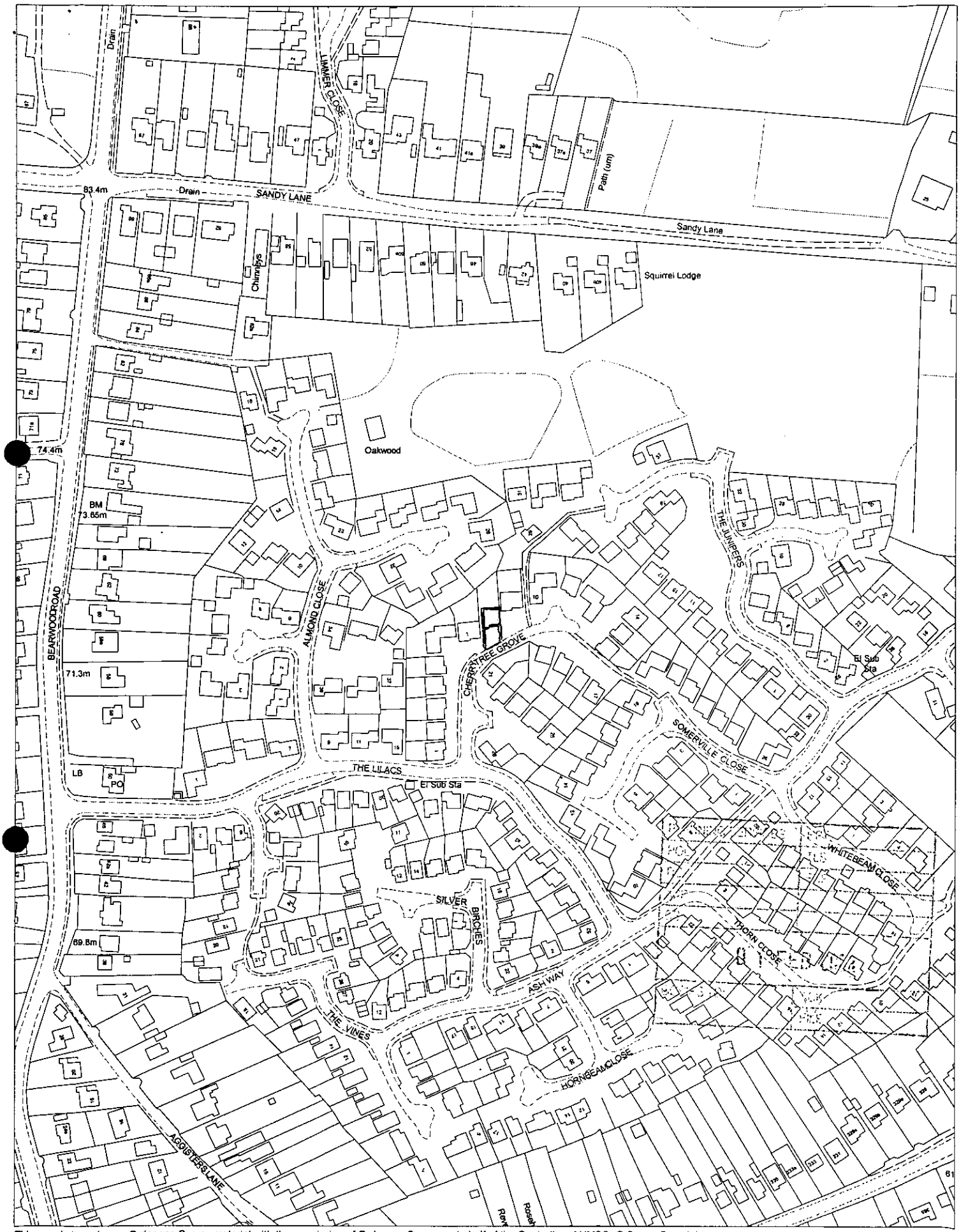
Central Support Section, Environmental Services, Wokingham District Council.
27 November 2001 Scale: 1 : 500

N W E S

01.FEB.2002 5433



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Central Support Section, Environmental Services, Wokingham District Council.
27 November 2001 Scale: 1 : 2500

N
W E
S

Received by Wokingham District Council

Application No: F/2001/5433

Proposal:
Proposed conversion of garage to playroom and shower room.

Location:
8, Cherry Tree Grove, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5433 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/03/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

05 February 2002

**********FILE COPY**********

Tel: (0118) 974 6463

Date: **05 February 2002**

My ref: F/2001/5433

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Stubbs
50 Bearwood Road
Barkham
Berks
RG41 4SY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5433
8, Cherry Tree Grove, , Wokingham.
Proposed conversion of garage to playroom and shower room.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5433**
8, Cherry Tree Grove, , Wokingham.
Proposed conversion of garage to playroom and shower room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Stubbs

**********FILE COPY**********

* PRE-APP ATTACHED *

F

Application Number : ~~NEW~~/2001/5433	**Map No :** 82
Case Officer : LS	**Site Area :** 0.04
Valid Date : 1/2/02	**Received Date: 07/12/2001**

Level : Delegated Application

Description : Proposed conversion of garage to playroom and shower room.

Location : 8, Cherry Tree Grove, , Wokingham.

Parish : BA **Ward : BAR**

Applicant : Mr P Day .

Fee Required: £0 **Fee Received: £0** - restrictive condition

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	No red line	18/12	✓ 1/2
BLOCK PLANS	red line around whole site.	18/12	✓ 1/2
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	front elevations to show changes	18/12	✓ 1/2
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

NEIGHBOURS

3/N + see map

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Pre-app attached

01.FEB.2002 5433

Tel. (0118) 974 6429 or 6433

Date: 18 December 2001

Your Ref:

My Ref: NEW/2001/5433

Mr P Day
8
Cherry Tree Grove
Barkham
Berks
RG41 4UZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Reference Number: 2001/5433

Site Address: 8, Cherry Tree Grove, , Wokingham.

Proposal: Proposed conversion of garage to playroom and shower room.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The location plans submitted do not have the site outlined in red.

The red line indicating the application site does not extend to the public highway.The red line should include the whole site on block plan.

Front elevational plans as existing and proposed are required.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

01.FEB.2002* 5433

PLANNING SERVICES	HPT 52658
POL	TLS
DC CAH	ENF
APP	
CS	
0 1 FEB 2002	
COPIES TO:	ACK:
	FILE:

Ref : PWFD/04

31st January 2002

Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Fao Carol Hurst

Dear Madam,

Re: Application for Garage Conversion

Thank you for your letter reference NEW/2001/5433 dated 18th December 2001. Please find enclosed the amendments as requested for my application of the garage conversion to my property.

I look forward to receiving your comments on this matter at your earliest convenience.

Yours Faithfully

P.W.F.Day

P.W.F.Day

8 Cherrytree Grove
Elizabeth Park
Barkham
Berkshire
RG41 4UZ

Tel: 01189-783520

Environmental Services

For office use only.
Application number: 01.FEB.2002* 5433

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR PETER DAY 8 CHERRYTREE GROVE ELIZABETH PARK BARKHAM BERKSHIRE RG41 4UZ 0118 9783520
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	8 CHERRYTREE GROVE ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	CHANGES INTERNALLY TO EXISTING UTILITY ROOM, GARAGE AND DOWNSTAIRS WC.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MATCH EXISTING BRICKWORK, OAKE GARAGE DOOR IS REMOVED. Approx 1.5m x 2m
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

RESTRICTIVE CONDITION

NO FEE REQUIRED

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: P W Day

on behalf of MR PETER DAY

Date 07/12/01

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ADDRESS 8 CHERRY TREE GROVE PARISH BARNHAM

PLOT No. 8 ORD. SHEET No. SA. 7867 8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22834	VARIOUS OWNERS	O/L. RES. DEV.	31.1.85	CLA
23656	ROGER MALCOLM LTD	ACCESS ROAD/SEWER	20.6.85	CLA
24157	THAMES WEY	DET. HOUSE & GARAGE	15.8.85	CLA
BA25521	"	"	13.12.85	APP
TP/92/0259	MR. MRS A. SHAW	EXT. OF KITCHEN		APP

DATE OF COMPLETION

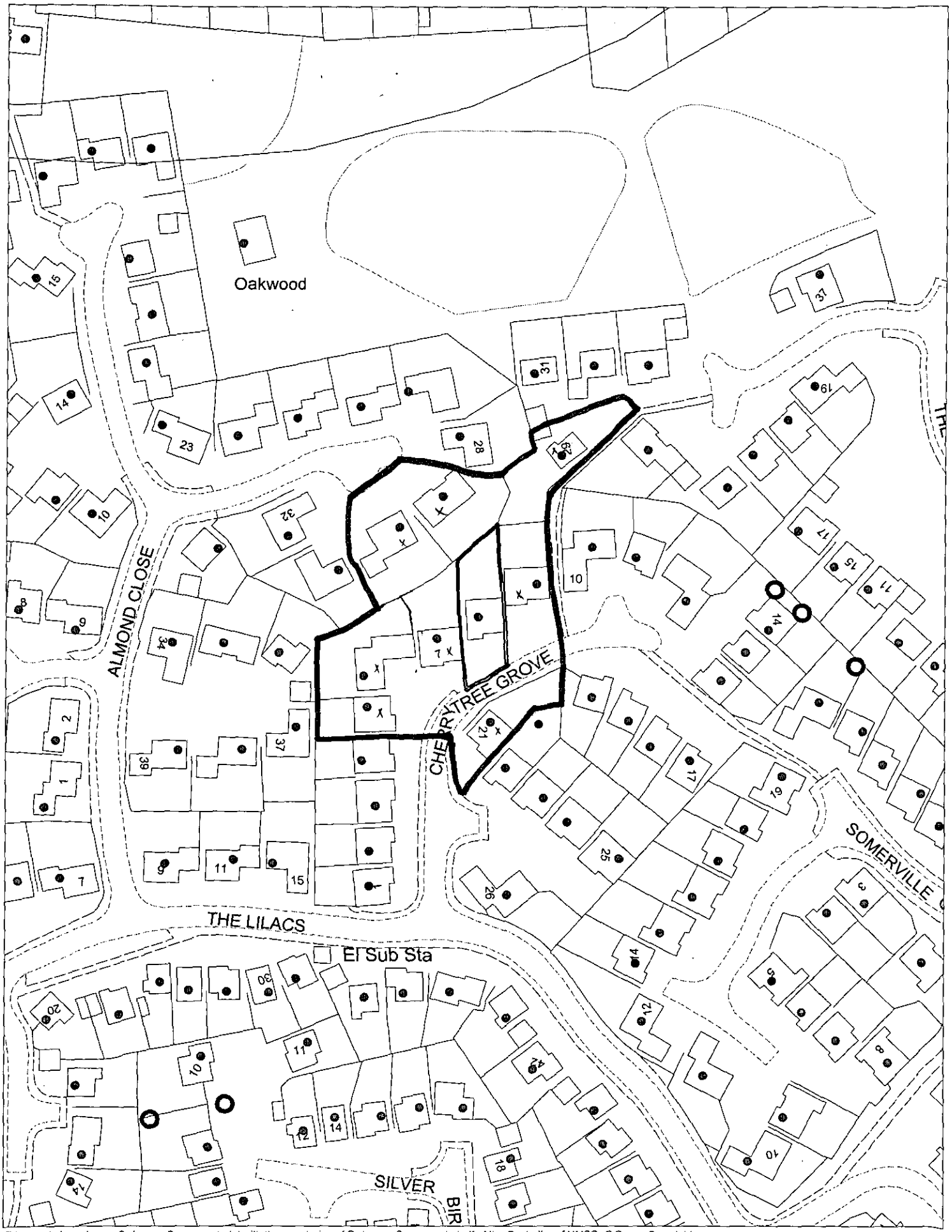
MINISTRY DECISION

SPECIAL ORDERS TPO 278/85

DRAINAGE

091074

01.FEB.2002 5433



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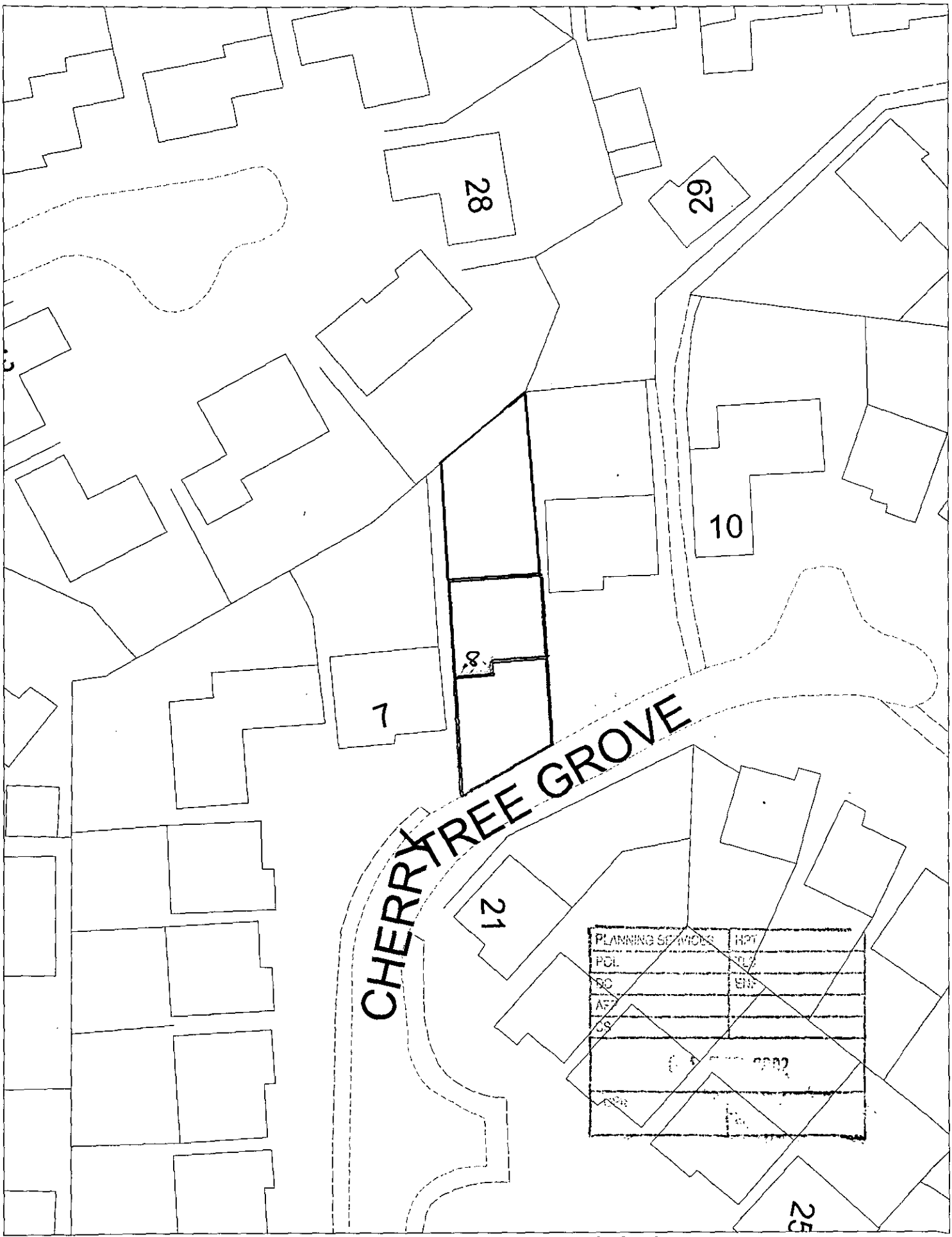
Development Control Section, Environmental Services, Wokingham District Council.
12 December 2001 Scale: 1 : 1250

N W E S

01.FEB.2002 5433



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Central Support Section, Environmental Services, Wokingham District Council.

27 November 2001

Scale: 1 : 500